

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Monday, November 4, 2013
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
 Susan Connors, Director of Planning/Community Development
 Scott Sturtz, City Engineer
 Ken Danner, Subdivision Development Manager
 Jane Hudson, Principle Planner
 Sherri Stansel, Citizen Member
 Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
 Julie Shelton, Staff
 Mark Daniels, Utilities
 Jim Speck, Utilities
 J.W. Dansby, Civil and Environmental Engineer
 Ole Marcussen, SMC Consulting Services
 Kyle Kruger, Garver

The meeting was called to order by O’Leary who asked for a motion for approval of the minutes from the meeting of October 21, 2013. Motion to approve minutes by Sturtz. Seconded by Stansel. Approved 7-0.

Item No. 1, Flood Plain Permit Application No. 532: O’Leary introduced Application No. 532 as a request from the Norman Utilities Authority for a flood plain permit to rehabilitate and expand the south Water Reclamation Facility which is located at South Jenkins Avenue and Bratcher Miner Road. An ultraviolet disinfection and post aeration facility will be constructed on the south side of Bratcher Miner Road which is located within the Canadian River Floodplain.

McLellan introduced Mark Daniels with the Utilities Department and showed the committee the vicinity map of the wastewater treatment plant along with other aerial views of the property and facility location. It was affirmed that there is an existing outflow line that runs from the wastewater treatment plant to the Canadian River. McLellan indicated that as part of the project, a parallel line will run from the new facility down to the same structure. It was added that the new structure will be approximately 10,350 square feet and mentioned that the structure has to be placed on the south side of the plant as the end of the current treatment train. McLellan noted that during outfall line construction any unsuitable materials or soils which are removed will be replaced with new fill material but will keep the existing grade from being raised.

Drawings were shown of the site location to include the plans for construction of the building. Applicable ordinance requirements were reviewed and it was shown that a new fence will be installed as well. Brief comments from Daniels on the location of the facility and O'Leary clarified that this is part of the Wastewater Rate election in November. Suneson asked questions regarding compensatory storage which were addressed. Daniels stated that a new drainage ditch will be constructed on the south side of Bratcher Miner Road. Discussion ensued among the committee members. Motion to approve by Sturtz. Seconded by Suneson. Approved 7-0.

Item No. 2, Flood Plain Permit Application No. 533: O'Leary introduced Application No. 533 as a request from Kevin and Tammy Jones for a floodplain permit to construct a swimming pool at their home at 1303 Bryant Circle which is located in the Rock Creek floodplain.

McLellan introduced Anthony Torres with Blue Haven Pools and J.W. Dansby, the applicant's engineer, and showed drawings to the committee showing the parcel (2.1 acres) at the northeast corner of Bryant circle and East Robinson. It was presented that the pool and deck will be located at the back of the property and that there will be an 8-10 foot drop from the house to the top of the creek bank. It was added that the house is located on the edge of the floodplain. Drawings of the pool were shown to include a concrete pier foundation system that will be built into the slope of the existing ground. This will be accomplished by cutting the upper slope and filling the lower slope on the top of the pool. It was indicated that the deck will be approximately the same elevation as the lowest house floor. McLellan also mentioned that the fill will be brought in to consist of select fill, concrete and soils for the construction on the pool. Contour maps were shown of the floodplain. McLellan stated that the floodplain is Zone A, and no base flood elevations (BFE) have been determined. The Full Buildout Floodplain from the Storm Water Master Plan was used to determine the BFE.

Applicable ordinance requirements were reviewed to include the fill that will be removed and replaced along with the compensatory storage location. The committee reviewed the drawings of the pool and pier and beam foundation system again to include the cross section view. O'Leary asked for additional comments from the applicant. Danner asked for clarification on whether this property is in the Little River floodplain and McLellan confirmed. Danner asked where the compensatory storage will be located and discussion ensued. Dansby indicated a tentative location where the fill would be placed. O'Leary asked for the map of the full buildout floodplain to be viewed and it was confirmed that the fill would be placed west of the area. Motion to approve by Danner with the condition that an as-built drawing showing the location of the material removed for compensatory storage would be submitted. Seconded by Connors. Approved 7-0.

Item No. 3, Flood Plain Permit Application No. 534: O'Leary introduced Application No. 534 as a request from Sooner Mobile Home Redevelopment LLC for a floodplain permit to extend a box culvert below the intersection of 12th Avenue SE and Classen Boulevard.

McLellan introduced Ole Marcussen as the engineer for the project. It was noted that this project is the redevelopment of the Sooner Mobile Home Park land and property to the north. Drawings of the project location were shown to the committee that revealed Bishop Creek on the edge of the development and the floodplain. A preliminary site plan was shown to the committee that will be reviewed at the next Planning Commission meeting and McLellan showed the area at the northeast side of the 10 foot box culvert that would need to be extended approximately 28 feet. It was noted that the fill would consist of concrete, steel and gravel below the newly constructed extension of the box culvert. Information was given regarding the new development to include construction of a grocery store and an apartment complex.

Applicable ordinance requirements were reviewed to include the compensatory storage location along with a letter from the applicant's engineer stating that there will be no rise in the base flood elevation as a result of the project. Pictures were shown of the existing storm sewer pipe on the east side of 12th Avenue NE that shows severe erosion and the pipe and headwall. The applicant asked for an amendment to the application to include any work on the pipe that may or may not be completed by the applicant, but, asked for inclusion of the pipe repair in the permit application. Marcussen clarified the need to include the pipe repair in the permit, but, that the applicant had not stated that it will be repaired by them. Discussion ensued regarding the location of the pipe and it was verified that the City owns this property as it is within the City right of way. Several on the committee also inquired about any previous incidents of flooding in the area. Danner stated the area does not flood. Motion to approve by Connors with an amendment for the additional pipe repair. Seconded by Sturtz. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion among committee. McLellan reminded the committee that November 5, 2013, Carl Watts would be speaking to realtors, insurance agents, and lenders in the City Council Chambers to discuss changes to the National Flood Insurance Program due to the Biggert-Waters Act of 2012.

Meeting adjourned at 4:15 p.m.